NOTICE THAT AN ENVIRONMENTAL IMPACT REPORT IS DETERMINED TO BE REQUIRED

Date of this Notice: January 9, 1992

Lead Agency: City and County of San Francisco, Department of City Planning
450 McAllister Street, 5th Floor, San Francisco, CA 94102

Agency Contact Person: Hillary E. Gitelman **Telephone:** (415) 558-6384

Project Title:
91.121E: Grace Cathedral Expansion

Project Sponsor: Grace Cathedral
Project Contact Person: Paul Lobush

Project Address: 1051 Taylor Street; block bounded by Taylor, Jones, California, and Sacramento Streets
Assessor's Block(s) and Lot(s): Block 246, Lot 1
City and County: San Francisco

Project Description: The project proposal is to construct a new staircase to the Cathedral with approximately 6,500 sq. ft. of meeting rooms and a gift shop located below, a new 16,300 sq. ft. Chapter House and landscaped plaza north of the Cathedral, an underground parking structure (about 115 spaces) between the Cathedral and Sacramento Street, and approximately 11,250 sq. ft. in two additions to the Cathedral School for Boys. The project would require demolition of the Cathedral House, elimination of the existing stairs to the Cathedral and the space beneath them, removal and/or relocation of portions of the Crocker Fence which partially surrounds the Cathedral property, and removal of a 65-space surface parking lot. The existing Diocesan House and the Cathedral proper would remain unchanged. Vehicle access to the site would be relocated from Sacramento Street to Taylor Street.

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Section 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance), and the following reasons, as documented in the Environmental Evaluation (Initial Study) for the project, which is attached.

Please see attached Initial Study.

Deadline for Filing of an Appeal of this Determination to the City Planning Commission: **January 20,1992**.

An appeal requires: 1) a letter specifying the grounds for the appeal, and;
2) a $75.00 filing fee.

Barbara W. Sahm
Environmental Review Officer

GRACE CATHEDRAL EXPANSION
INITIAL STUDY
91.121E

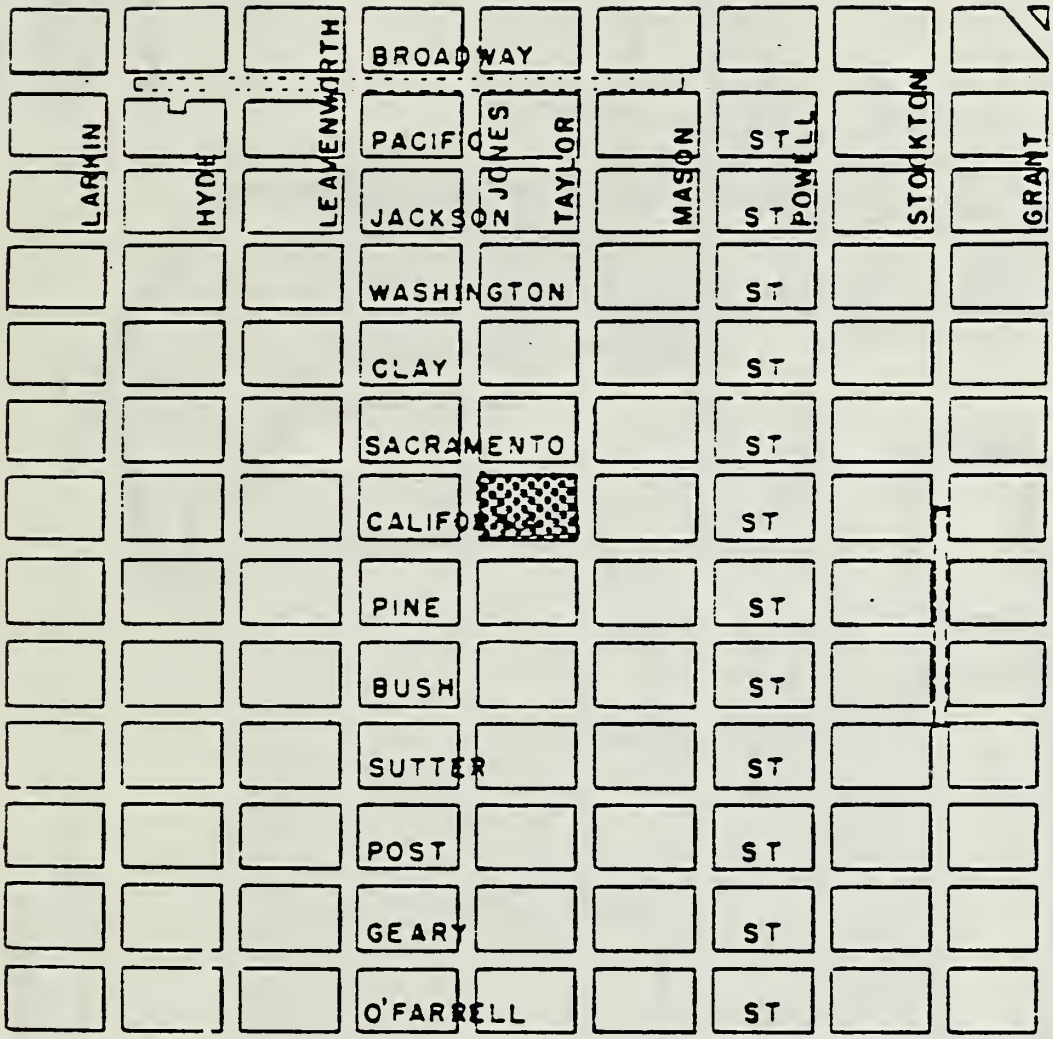
I. PROJECT DESCRIPTION

The proposed Grace Cathedral Expansion would include construction of a new staircase from Taylor Street to the main doors of the Cathedral, a new Chapter House and landscaped plaza north of the Cathedral with an approximately 115-space underground parking structure below, an approximately 11,000 sq. ft. addition on the east side of the Cathedral School For Boys, and an approximately 250 sq. ft. addition to the School's north side. The project would require the demolition of the Cathedral House, elimination of the existing stairs to the Cathedral, removal and/or relocation of portions of the Crocker Fence which partially surrounds the Cathedral property, and removal of a 65-space surface parking lot. The existing Diocesan House and the Cathedral proper would remain unchanged. The Cathedral Close, including the Cathedral, Cathedral School, Diocesan House, and Crocker Fence, and excluding the Cathedral House and the existing parking lot, is designated City Landmark No. 170./1/

The project site (Assessor's Block 246, Lot 1) is the block bounded by Taylor, Jones, California, and Sacramento Streets, at the summit of Nob Hill. (See Figure 1, p. 2.) The site currently contains the main Cathedral building, the Cathedral School For Boys (northwest corner), the Diocesan House (northeast corner), the Cathedral House (east side), and existing staircase (southeast corner), a 65-space surface parking lot which is entered from Sacramento Street west of the Diocesan House, and portions of the Crocker gate, walls, and fence. (See Figure 2, p. 3.) Huntington Park is across Taylor Street, east of the project site. The site is within an RM-4 (Residential Mixed, High Density) District. The site is also within a 65-A Height and Bulk District, which limits the maximum allowable height to 65 feet with certain bulk restrictions above 40 feet. The proposed Chapter House and school addition would not exceed 40 feet in height.

The proposed project would contain about 6,500 sq. ft. of meeting rooms and a gift shop facing Taylor Street beneath the new staircase. The three-story Chapter House, which would be approximately 35 by 170 feet in plan (oriented along Sacramento Street), would contain public rooms on the ground floor, offices above, and three residential units, for a total of about 16,300 sq. ft. (See Figure 2, p. 3, and Figure 3, p. 4.) The four-story school addition, which would be approximately 30 by 90 feet in plan (oriented perpendicularly to Sacramento Street) would contain seven classrooms and one administrative office. Another approximately 250 sq. ft. would be added to the School's library at ground level on the north side of the building.

Following demolition and construction, the project would result in a net increase of about 13,750 sq. ft., of which approximately 11,250 sq. ft. would be additions to the Cathedral School for Boys. While they are included in this project for the purpose of environmental review (and the foundation for the larger addition would be constructed in coordination with the proposed parking structure), the school additions might be constructed several years after completion of other portions of the project.

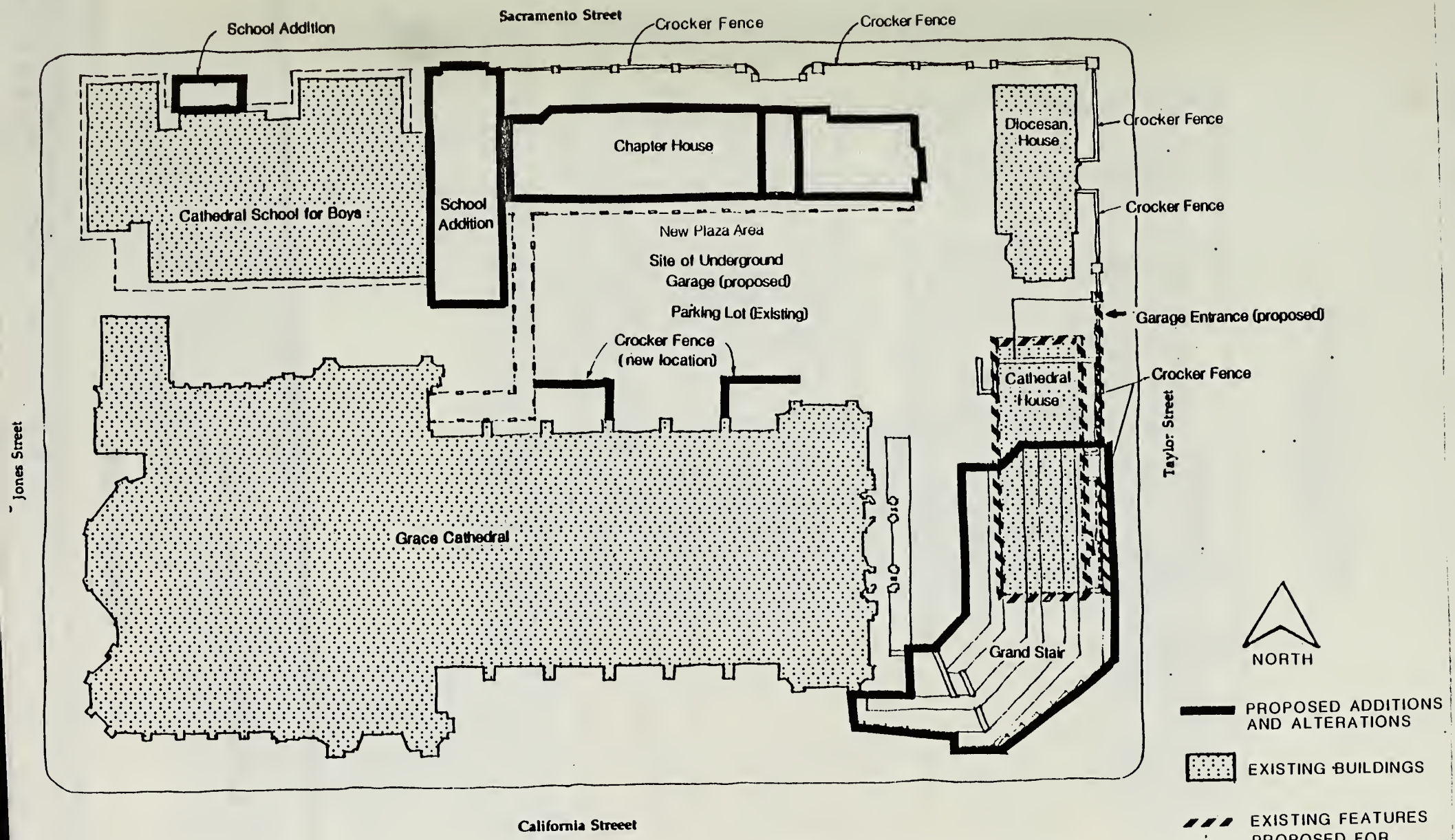


Grace Cathedral
expansion : initial
1992.

GRACE CATHEDRAL: VICINITY MAP

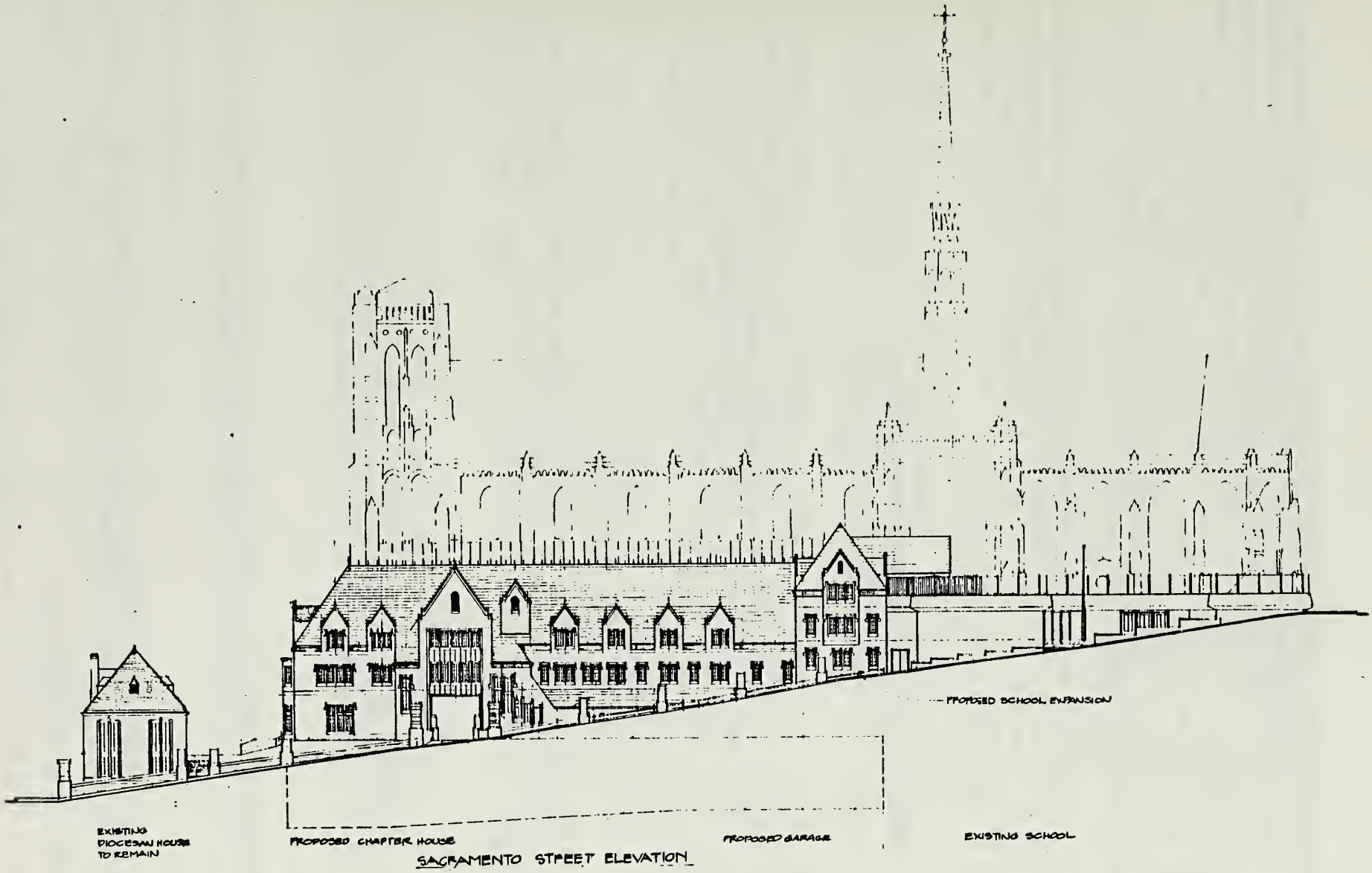
FIGURE 1

91.121E: GRACE CATHEDRAL EXPANSION



SITE PLAN SHOWING EXISTING BUILDINGS AND PROPOSED ALTERATIONS AND ADDITIONS
(drawing by William Turnbull Associates 10/91)

FIGURE 2



SACRAMENTO STREET ELEVATION SHOWING PROPOSED CHAPTER HOUSE AND SCHOOL EXPANSION (drawing by William Turnbull Associates 10/91)

FIGURE 3

The proposed parking garage would be constructed on two levels underground, for a total of 45,500 sq. ft. (about 115 spaces). There would be about 50 net new spaces, as the 65 existing spaces would be eliminated. Vehicle access to the site would be relocated from Sacramento Street to Taylor Street. Primary open space would be relocated from an area west of the existing Cathedral House to an approximately 10,000 sq. ft. landscaped plaza located at grade, above the parking garage, between the proposed Chapter House and Cathedral. The total amount of useable open space would increase as a result of the project by an estimated 10,000 sq. ft.

Project construction would take approximately 16 months and is dependent on ongoing fundraising efforts. The total construction cost is estimated at $8,000,000. The project sponsor is Grace Cathedral Corporation, affiliated with the Episcopal Diocese of California. The project architect is William Turnbull Associates of San Francisco.

II. SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS

A. EFFECTS FOUND TO BE POTENTIALLY SIGNIFICANT

The Grace Cathedral Expansion project is examined in this Initial Study to identify potential effects on the environment. Some potential effects have been determined to be potentially significant, and will be analyzed in an environmental impact report (EIR). These potential effects include architectural, historic, and cultural resources; shadow; and transportation. Other issues that will be included in the EIR for informational purposes are land use and urban design.

B. EFFECTS FOUND NOT TO BE SIGNIFICANT

The following potential effects were determined either to be insignificant or to be mitigated through measures included in the project. These items are discussed in Section III below, and require no further environmental analysis in the EIR:

Land Use:

While the physical configuration of structures on the site would change as a result of the project and there would be some intensification of use, there would be no change in the type of uses contained on the site.

Views:

Located at the summit of Nob Hill, the project would not substantially change scenic views of the Bay or of surrounding areas available to the public.

Glare:

The project would not use mirrored glass. Exterior lighting would be aimed or shielded to prevent glare on adjacent properties.

Population/Housing/Employment:

The project would result in the demolition of two dwelling units in the

Cathedral House and the construction of three dwelling units in the proposed Chapter House. The school expansion might result in the creation of two additional jobs; the underground parking structure might also require the addition of one to three new attendants/employees.

Noise:

After completion, building operation including project-related activities and project-related traffic would not perceptibly increase noise levels in the vicinity. Some increase in noise could be expected during construction. The project would be required to comply with the San Francisco Noise Ordinance during construction and regarding mechanical equipment noise.

Air Quality:

The project would not exceed the threshold established by the Bay Area Air Quality Management District (BAAQMD) which determines when projects require BAAQMD review for potential air quality impacts. Measures to mitigate potential air-quality impacts associated with excavation and construction activities are included as part of the project. (See p. 25.)

Utilities/Public Services:

The project would increase the demand for public utilities and services, but not in excess of amounts expected and provided for in the area.

Biology:

The project would require the removal or relocation of some plants and mature trees; one large Elm tree planted in 1933 would be removed. None of the plants or trees to be removed are known to be rare or endangered species. Most existing vegetation would be retained and incorporated into a landscape plan for the site.

Geology/Topography:

A preliminary geotechnical investigation has been completed, and detailed foundation and related structural design studies would be prepared by a California-licensed engineer prior to commencement of construction. The project sponsor and contractor would follow the recommendations of the final report regarding any excavation and construction for the project.

Water:

The project site is mostly covered by impervious surfaces. The project would be designed to improve existing drainage conditions on the site.

Energy/Natural Resources:

The project would be constructed to comply with performance standards of Title 24 of the California Code of Regulations, regarding energy conservation. The net increase in annual energy consumption as a result of the project would be approximately 1.6 billion Btu.

Hazards:

The project would involve the demolition of a structure which might contain asbestos. The project sponsor would comply with applicable regulations regarding the removal and disposal of asbestos containing materials. These regulations and procedures, established as a part of the permit review process, would ensure that any potential impacts due to asbestos would be reduced to a level of insignificance. The Cathedral School's Emergency Response Plan would be amended to incorporate the proposed school additions. All portions of the project would comply with standards of the Building Code and the Fire Code which are intended to ensure fire safety.

III. ENVIRONMENTAL EVALUATION CHECKLIST

A. COMPATIBILITY WITH EXISTING ZONING AND PLANS	Not Applicable	Discussed
1) Discuss any variances, special authorizations, or changes proposed to the City Planning Code or Zoning Map, if applicable.	___	X
*2) Discuss any conflicts with any adopted environmental plans and goals of the City or Region, if applicable.	X	___

The proposed project is within an RM-4 (Residential Mixed, High Density) Zoning District, and a 65-A Height and Bulk District, which limits the maximum allowable height to 65 feet with certain bulk restrictions above 40 feet. The project is being proposed as a Planned Unit Development (PUD) under section 304 of the City Planning Code. Consideration of a project as a PUD is permitted for sites greater than one-half acre in size. According to Section 304(a):

> The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood, and the City as a whole. In cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well reasoned modification of certain of the provisions contained elsewhere in this Code.

Under Section 304, the project sponsor will be requesting City Planning Commission approval for modification of the standard side yard and rear yard requirements as part of the PUD. Planned Unit Developments require conditional use authorization from the City Planning Commission, including a public hearing, pursuant to Section 303 of the City Planning Code.

Because it involves a City Landmark, the proposed project, except for demolition of the Cathedral House and removal of the parking lot, would require a Certificate of Appropriateness pursuant to Section 1006.2 of the City Planning Code. Applications for a Certificate of Appropriateness in cases involving construction, removal, or demolition, require approval of the City Planning Commission following review and a recommendation by the Landmarks Preservation Advisory Board (LPAB). Review by the LPAB includes a public hearing.

* Asterisks used throughout the text indicate language derived from State EIR Guidelines, Appendix G, Normally Significant Effect.

The project would require findings by the City Planning Commission that it complies with the requirements of Section 101.1 of the City Planning Code (Proposition M).

The relationship of the proposed project to the policies of the Master Plan and provisions of the Planning Code will be discussed in the EIR. The project would not conflict with other adopted plans and goals.

B. ENVIRONMENTAL EFFECTS

1) Land Use- Could the project:	YES	NO	DISCUSSED
*(a) Disrupt or divide the physical arrangement of an established community?	___	X	___
*(b) Have any substantial impact upon the existing character of the vicinity?	___	X	X

The surrounding area is characterized by a mix of land uses, including small residential buildings and large apartment complexes, ranging in height from three to twenty or more stories. Several hotels and parking garages, and the Masonic Memorial Temple Building at 1111 California, across California Street from the site, are also located in the vicinity. Public open space in the area includes Huntington Park, across Taylor Street from Grace Cathedral.

The proposed project, containing meeting spaces, offices, class rooms, and other uses related to the Cathedral's religious, educational, and service functions, would not change the land uses on the site, but would rearrange their current placement. The scale of development on the Cathedral property would continue to be dominated by the Cathedral itself. Thus, the project would not change the existing character of the neighborhood.

The project could result in some intensification of the existing land uses on the site. Most notably, the existing Cathedral School for Boys would be expanded by approximately 11,250 sq. ft., from about 17,000 sq. ft. (existing) to about 28,250 sq. ft. (proposed). The proposed expansion would add seven new classrooms and some additional library space, as well as additional storage space and an administrative office. The new classrooms would accommodate existing activities which are currently held in the basement of the Cathedral and might allow an increase in the number of students attending the Cathedral School. In recent years, the schools enrollment has ranged from 185 to 210 students with a staff of approximately 30. The school expansion would result in a maximum increase of about 30 students in grades five through eight and two staff members. No change is anticipated in the number of students in grades K through four, or in the number participating in the school's day care program./2/

In addition to the new square footage associated with the school expansion, the proposed Chapter House and the area under the proposed staircase would contain approximately 2,500 net new sq. ft. (about 23,910 sq. ft. minus the 21,325 sq. ft. in the existing Cathedral House and under-stair spaces). Parking facilities on the site would be expanded to accommodate about 115 spaces, about 50 more spaces than currently (65).

According to the project sponsor, the existing Cathedral House currently includes six meeting spaces used for public gatherings, with a total occupancy of

approximately 140 individuals, although not all spaces are necessarily occupied at one time. The Cathedral and its constituency also make use of classroom space and spaces in the Cathedral Crypt level (under the existing staircase) which accommodate a total of approximately 470 individuals.

The proposed project would eliminate all meeting space in the Cathedral House and one meeting space on the Crypt level of the Cathedral with occupancy for 40 individuals. The proposed Chapter House would include seven spaces which could be used for public gatherings accommodating up to approximately 390 individuals. The Cathedral Crypt level would also include three new meeting spaces under the proposed staircase, and would accommodate approximately 280. Thus, the net new meeting spaces created by the project would be three (one in the Cathedral House and two under the staircase) and the total net new capacity would be approximately 500 persons./3/

In addition to the daily and weekly meetings which typically utilize the existing meeting spaces on the Cathedral property as noted, up to 24 annual events currently take place in the Cathedral itself, the space between the Cathedral and the Cathedral House, in the largest Crypt level meeting space, and in the parking lot. In one recent instance, an annual event drew over 2,000 people to the site. The landscaped courtyard proposed for above the parking structure would replace the surface parking lot and be used for some of these special events.

According to the project sponsor, the new meeting spaces proposed would initially be used by the congregation of Grace Cathedral and members of the community on the same daily and weekly basis that current spaces are utilized. The size of groups using the facilities would not immediately change. (Meeting spaces would continue to be used by community groups such as Alcoholics Anonymous and Nob Hill Neighbors.) Events, including baptisms, weddings, funerals, and receptions, would also continue to be accommodated with the same frequency. Chapter House functions would be more accessible than current activities, due to the provision of handicapped parking and elevator access to all floors of the proposed building. The Cathedral building itself would remain the principal venue on the site, and there would be no change in the size or frequency of events which draw the largest attendance to the site (i.e. holiday services and annual events)/4/.

At some time in the future, there might be an increase in demand for meeting space, which the proposed meeting rooms in the Chapter House and the Crypt level would help to accommodate. Any resulting increase in the frequency and size of meetings at the site might contribute incrementally to an increase in population and traffic congestion in the vicinity of the Cathedral. The increase in population and congestion related to the current project proposal (i.e. intensification of the current land use) would ultimately be limited by the increase in capacity described above, that is, a total maximum capacity increase of about 500 persons dispersed among the various meeting areas and meeting times.

The environmental analysis of the project does not assume any substantial intensification of use, for the following two reasons. First, the increase in total capacity would not, by itself, increase use of the site. Second, although some future demand for meeting space might be accommodated, data on existing use of the Cathedral facilities indicates that all meeting spaces are not used to capacity now (i.e. not at their total, combined capacity), and it can be assumed that any future demand would be also be distributed among various meeting spaces which would not be fully occupied all at the same time.

Although the potential effects of the project on land use in the area require no further analysis in the EIR, some additional discussion will be included there for informational purposes.

2) Visual Quality - Could the project:	YES	NO	DISCUSSED
*(a) Have a substantial, demonstrable negative aesthetic effect?	___	X	X
(b) Substantially degrade or obstruct any scenic view or vista now observed from public areas?	___	X	X
(c) Generate obtrusive light or glare substantially impacting other properties?	___	X	X

Urban design aspects of the proposed project will be discussed in the EIR for informational purposes.

The primary scenic views currently available to the public in the vicinity of the project site correspond to the public rights-of-way which allow vistas of the City and the Bay in several directions. The heights of surrounding buildings limit views outside of these rights-of-way. The proposed project would remain within the existing boundaries of the site and would not intrude on any public right-of-way. Existing public vistas from Huntington Park, except those of the Cathedral itself, would not be affected by the project.

Some views of the Cathedral property would change, as would some views across the Cathedral property. Specifically, views of the Cathedral facade from Huntington Park would expand following demolition of the Cathedral House and construction of the proposed stairs. In addition, private views from the buildings which currently face Grace Cathedral across Sacramento Street would be partially obstructed by the proposed Chapter House and school expansion. (See Figure 3, p. 4.) While the project would obstruct some private views, it would not block scenic views now available to the public. Views require no further analysis and will not be discussed in the EIR.

The project would comply with City Planning Commission Resolution 9212 which prohibits the use of mirrored or reflective glass. Any exterior lighting associated with the project would be shielded to limit glare on adjacent properties. Glare requires no further analysis and will not be discussed in the EIR.

3) Population - Could the project:	YES	NO	DISCUSSED
*(a) Induce substantial growth or concentration of population?	___	X	X
*(b) Displace a large number of people (involving either housing or employment)?	___	X	X
(c) Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?	___	X	___

The Cathedral and other existing buildings on the site currently accommodate events which range in size from under 10 for the regularly scheduled morning Holy Eucharist, to over 2,000 for one-time special events such as the Dalai Lama address in April of 1991.

The proposed project would result in the demolition of two dwelling units in the Cathedral House and the construction of three dwelling units in the proposed Chapter House. According to the project sponsor, the residential units would not be rented, but would be occupied by guests of the Cathedral and retired Cathedral employees, as are the units to be demolished.

The project would most likely result in the addition of about two teachers to the staff of the Cathedral School, and might also require one to three new staff members to supervise the proposed parking structure. There would be no other change in employment levels as a result of the project.

The project would most likely also result in an increase in the number of students attending the Cathedral School (from approximately 210 to 240 -- an increase of about 30), and could accommodate some future increase in demand for meeting space, potentially resulting in an increase in the number and size of programs on the site. Three (net) new meeting spaces would be created by the project and would result in an increase in capacity of approximately 500 additional individuals. Since concurrent use of all meeting spaces at their maximum capacity would be highly unusual, this analysis of project impacts does not assume any substantial intensification of use despite the increased capacity. (See land use discussion above.) Population will be discussed in the EIR only as it relates to potential transportation impacts.

4) Transportation/Circulation - Could the project:	YES	NO	DISCUSSED
*(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	___	X	X
(b) Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards?	___	X	X
(c) Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?	___	X	X
(d) Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?	___	X	X

The proposed project would eliminate 65 existing off-street parking spaces and provide about 115 spaces, for an increase of about 50 spaces. Vehicular access to the site would be relocated from a one-lane driveway on Sacramento Street, which is a single-lane transit and residential street, one-way westbound, to Taylor Street, which is a two-way street running north-south. The new access would include both an entry and exit lane. The project could cause an increase in traffic and parking demand. The EIR will discuss potential effects of the project related to traffic and parking. Construction traffic impacts will also be discussed in the EIR.

5) Noise - Could the project:	YES	NO	DISCUSSED
*(a) Increase substantially the ambient noise levels for adjoining areas?	___	X	X
(b) Violate Title 24 Noise Insulation Standards, if applicable?	___	X	X
(c) Be substantially impacted by existing noise levels?	___	X	X

Project construction would temporarily increase noise levels in the vicinity of the site for a period of approximately 16 months. Construction noise levels would vary, depending on the construction phase, equipment used, the distance between the noise source and listener, and any barriers between the noise source and listener. Project construction would occur in several stages: demolition, excavation and foundation preparation, framing, and finishing. Throughout the construction period there would be truck traffic to and from the site, hauling away debris and excavated materials, or delivering building materials. According to a preliminary geotechnical report, heavy ripping equipment would be necessary during excavation in a few areas of the site if fresh gray sandstone were encountered. In other areas, conventional equipment would be sufficient./5/ Construction of the parking structure would require excavation to a depth of 30 feet (approximately 24,500 cubic yards of material would be removed). The proposed buildings would be supported on spread footings founded at shallow depth; pile driving would not be required. The average noise level of construction activities other than pile driving has been measured at between 78 and 89 dBA./6/

The project would be required to comply with the San Francisco Noise Ordinance, San Francisco Police Code Article 2900, which regulates noise. The ordinance requires that noise created by construction equipment other than impact tools not exceed 80 dBA at a distance of 100 ft. from the source. Impact tools (e.g. jack hammers) must have both intake and exhaust muffled to the satisfaction of the Department of Public Works. Section 2907 of the Ordinance limits equipment noise levels at the property line unless a special permit is authorized by the Director of Public Works. These required measures would limit temporary noise impacts associated with construction activities.

The noise environment of the site, like much of San Francisco, is dominated by vehicular traffic noise. The proposed project would not change land uses on the project site, and would not introduce or intensify receptors sensitive to traffic noise.

Title 24 of the California Government Code of Regulations establishes uniform noise insulation standards for residential projects. Title 24 Noise Standards would be applicable to the three dwelling units which are proposed as part of the Chapter House. The Bureau of Building Inspection would review the final building plans to insure that the building wall and floor/ceiling assemblies for the units meet State standards regarding sound transmission.

Project-related activities and operation of the proposed Cathedral facilities would not result in perceptibly greater noise levels than those existing in the vicinity. To produce a noticeable increase in environmental noise, a doubling of existing traffic volume would be required. A traffic increase of this magnitude would not occur as a result of the proposed project.

As described above, the project would be required to comply with the San Francisco Noise Ordinance, San Francisco Police Code Article 2900, which regulates mechanical equipment noise. The project site and surrounding area are within a RM-4 (Residential Mixed, High Density) Zoning District. In this district, the ordinance limits equipment noise levels at the property line to 60 dBA between 7 a.m. and 10 p.m. and 55 dBA between the hours of 10 p.m. and 7 a.m. During lulls in traffic, mechanical equipment associated with operation of

the proposed facilities and generating 60 dBA could dominate the noise environment at the site. The project engineer and architect would include design features in the proposed buildings to limit mechanical equipment noise levels to 55 dBA. Equipment noise levels would not be perceptible above the ambient noise levels in the area. Noise will not be discussed in the EIR.

6) Air Quality/Climate - Could the project:	YES	NO	DISCUSSED
*(a) Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?	___	X	X
*(b) Expose sensitive receptors to substantial pollutant concentrations?	___	X	___
(c) Permeate its vicinity with objectionable odors?	___	X	___
(d) Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region?	___	X	X

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the District considers capable of producing air quality problems. The project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Construction activities would temporarily affect local air quality in the vicinity. Demolition, excavation, grading, and other construction activities would temporarily affect local air quality for about 16 months, causing a temporary increase in particulate dust and other pollutants. Dust emission during demolition and excavation would increase particulate concentrations near the site. Dustfall can be expected at times on surfaces within 200 to 800 feet. Under high winds exceeding 12 miles per hour, localized effects including human discomfort might occur downwind from blowing dust. Construction dust is composed primarily of large particles that settle out of the atmosphere more rapidly with increasing distance from the source. More of a nuisance than a hazard for most people, this dust could affect persons with respiratory diseases, as well as sensitive electronics or communication equipment. The project sponsor would require the contractor to wet down the construction site twice a day during construction to reduce particulates by at least 50 percent, would require covering soil, and, and other material, and would require street sweeping around demolition and construction sites at least once per day. (See mitigation measure, p. 25.)

Diesel-powered equipment would emit, in decreasing order by weight, nitrogen oxides, carbon monoxide, sulfur oxides, hydrocarbons, and particulates. This would increase local concentrations temporarily but would not be expected to increase the frequency of violations of air quality standards. The project sponsor would require the project contractor to maintain and operate construction equipment in such a way as to minimize exhaust emissions. (See mitigation measure, p. 25.)

Temporary construction-related and project-related air quality effects require no further analysis and will not be discussed in the EIR.

The City Planning Code Section 148, Reduction of Ground-Level Wind Currents in C-3 (Downtown Commercial) Districts, requires buildings to be shaped so as not to cause ground-level wind currents to exceed, more than 10 percent of the time, 11 mph in substantial pedestrian use areas, and 7 mph in public seating areas. Similarly, the City Planning Code requires that buildings not cause equivalent wind speeds to reach or exceed the hazard level of 26 mph for a single full hour of the year, or 0.01% of the time. The wind ordinance is defined in terms of equivalent wind speed, an average wind speed (mean velocity) adjusted to include the level of gustiness and turbulence./7/ The project site is located in an RM-4 (Residential Mixed, High Density) District in which the City Planning Code wind requirements do not apply. For the purposes of this analysis, however, the project is examined in relation to the 7 mph and 11 mph comfort criteria and the 26 mph hazard criterion.

U.S. Weather Bureau data shows that westerly to northwesterly winds are the most frequent and strongest winds during all seasons in San Franciso. Based on past wind-tunnel test data for a project at 1300 Sacramento Street interpreted to reflect current methodology, as well as a visit to the site, existing winds in the project vicinity currently exceed the 11 mph pedestrian comfort criterion along Jones Street from Clay to California Streets, along Sacramento Street between Leavenworth and Taylor Streets, and on California Street midway between Jones and Taylor Streets. The 26 mph hazard criterion is exceeded at locations along Jones Street. Extrapolation of the available data suggests that, although exceedences of the pedestrian comfort criterion may exist, the hazard criterion is not exceeded on the Taylor Street frontage./8/

While new multi-story development, particularly high-rise development, in the project vicinity would have the potential to create adverse winds or aggravate existing conditions, it is not anticipated that structures of the scale of the proposed project would have much effect on the local wind environment. On a very local level (i.e., within the Grace Cathedral block), increases and decreases of several miles per hour could occur as a result of the proposed project. However, in the case where a hazard exceedence already occurs in the existing setting, the addition of the project would not be expected to either contribute to, or reduce measurably, that exceedence. With the demolition of the existing Cathedral House and the removal of trees located at the northeast corner of the Cathedral, it is likely that winds in the area of the (existing and proposed) Cathedral steps would increase. However, the construction of the proposed Chapter House and the introduction of new landscaping would provide some protection from the predominant winds. It is not anticipated that project-related wind effects on the steps would result in changes of more than a few miles per hour. Further, with the expansion of the Cathedral School, additional protection from the predominant winds would be provided.

In summary, except for the increases and decreases in local wind speeds described above, it would not be expected that the project, with or without the Cathedral School Expansion, would have a substantial effect on the existing wind environment in the area. Further, due to the relatively small scale of the proposed buildings, it is unlikely that these structures could be designed to measurably improve existing ambient wind conditions or to mitigate the occurrence of any hazardous winds. The project sponsor has agreed to take existing windy conditions in the project area into account when developing the final design of on-site pedestrian areas . In the immediate vicinity of those areas modified by the proposed project, landscaping or screening would be incorporated wherever

feasible, to provide pedestrians using the project site with protection from winds blowing from the west to northwest. Potential wind effects of the project require no further analysis and will not be discussed in the EIR.

The City's sunlight ordinance (City Planning Code Section 295) was adopted in response to Proposition K (passed, November 1984) in order to protect from new shadow open spaces under the jurisdiction of (or designated to be acquired by) the Department of Recreation and Park. Section 295 protects these spaces from shadowing from one hour after sunrise to one hour before sunset, year round.

Because the proposed development would not exceed 40 feet in height, the project is not subject to the requirements of Section 295. The project would, however, change to some extent the location and duration of shading currently observed in Huntington Park and on streets and sidewalks in the vicinity. Potential shadow impacts will be discussed in the EIR.

7) Utilities/Public Services - Could the project:	YES	NO	DISCUSSED
*(a) Breach published national, state or local standards relating to solid waste or litter control?	___	X	___
*(b) Extend a sewer trunk line with capacity to serve new development?	___	X	___
(c) Substantially increase demand for schools, recreation or other public facilities?	___	X	___
(d) Require major expansion of power, water, or communications facilities?	___	X	X

The project could increase demand for and use of public services and utilities on the project site and increase water and energy consumption, but not in excess of amounts expected and provided for in the area. The proposed project's potential effect on utilities and other public services requires no further analysis and will not be discussed in the EIR.

8) Biology - Could the project:	YES	NO	DISCUSSED
*(a) Substantially affect a rare or endangered species of animal or plant or the habitat of the species?	___	X	X
*(b) Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species?	___	X	___
(c) Require removal of substantial numbers of mature, scenic trees?	___	X	X

About 10 to 15 mature trees and an assortment of other plant materials on the site would be removed or relocated to make way for the proposed project. Plants and trees to be removed include the following:

- a large American Elm, planted in 1933 and located at the northeast corner of the Cathedral building;
- three sycamore trees at the periphery of the site on California and Taylor Streets;
- seven pine trees and ground cover from the site of the proposed school expansion;

- junipers, olives, pines, cedars, and other small plants from around the Diocesan House;

- ivy and other small plants from the periphery of the existing parking lot.

The two palm trees at the north edge of the site would be relocated and retained. Most of the existing trees and other plant materials on the project site would be retained in their current location and would be incorporated into a landscape plan for the site; the plan would add approximately 20 to 30 new trees of various sizes to the site, along with assorted small plants. There is no evidence that any rare or endangered variety of trees/plants would be affected by the proposed project./9/ There is also no evidence of rare or endangered animal habitat on the site.

These matters require no further analysis and will not be discussed in the EIR.

9) Geology/Topography - Could the project:	YES	NO	DISCUSSED
*(a) Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction).	___	X	X
(b) Change substantially the topography or any unique geologic or physical features of the site?	___	X	X

The project site is at the top of Nob Hill, at an elevation of between 278 and 338 feet above San Francisco Datum (SFD)./10/ The site slopes down to the east, and is partially underlain by zero to ten feet of loosely placed fill of construction debris and clayey sand. Below the fill, and in areas where there is no fill, there is approximately three feet of residual soil and then layers of shale and graywacke sandstone of the Franciscan Formation with clayey seams throughout./11/ During the preliminary investigation, seepage zones were found below seven feet in one boring location and below 20 feet in another; these seepage zones were attributed to perched water and not to the groundwater table./12/

Excavation for the project foundation and underground parking structure would be conducted to about 30 feet below the existing ground surface. About 24,500 cubic yards of material would be excavated./13/

According to the preliminary report, the proposed structures would be supported on foundations of spread footings and end-bearing piers founded on rock. The spread footings would be founded on rock at least 10 feet below existing grade and at or below the elevation of existing foundations. End-bearing drilled piers could be used in areas where subsurface conditions (fill thickness or residual soil) would make excavation for spread footings too costly. Basement walls would be designed to resist soil and rock pressures; drainage would be provided near basement walls and beneath the floor slab. Side wall shoring and possibly some underpinning of existing foundations would be required during excavation./14/

Detailed foundation and related structural design studies would be prepared for the project by a California-licensed structural engineer and reviewed by a geotechnical engineer. These final, more detailed investigations would determine actual design parameters and construction methods to be followed. The building contractor must comply with the San Francisco Building Code and the Excavation Standards of the California Occupational Safety and Health Agency.

The closest active faults to San Francisco are the San Andreas Fault, about 8-1/2 miles west of the site, and the Hayward Fault, about 11 miles east of the site. The site is not located in a special geologic study area as mapped by the City. The project area would experience strong ground-shaking in a major earthquake (Intensity Level D, general but not universal fall of brick chimneys, cracks in masonry and brickwork)./15/ According to the preliminary geotechnical report, loose fill materials on the site would not be susceptible to liquefaction during a major earthquake, but might densify, resulting in some settlement of paved areas surrounding the proposed structures./16/

The project sponsor would follow the recommendations of final foundation and structural reports regarding any excavation and construction on the site. The new structures would include earthquake-resistant design and materials and would meet current seismic engineering standards of the San Francisco Building Code. The project would replace a building on the site built prior to current seismic code standards. In general, buildings built prior to current seismic code standards would be more susceptible to earthquake damage than the proposed structures. These issues require no further analysis and will not be discussed in the EIR.

10) Water - Could the project:	YES	NO	DISCUSSED
*(a) Substantially degrade water quality, or contaminate a public water supply?	___	X	___
*(b) Substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge?	___	X	___
*(c) Cause substantial flooding, erosion or siltation?	___	X	X

The project site is largely covered by impervious surfaces. The proposed project would not change this site characteristic, but would cover portions of the site with buildings and landscaped open area above an underground parking structure. Drainage patterns would change, and could be improved as a result of the project. Site runoff would continue to drain into the City's combined sanitary and storm drainage system. This topic requires no further analysis and will not be included in the EIR.

11) Energy/Natural Resources - Could the project:	YES	NO	DISCUSSED
*(a) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	___	X	X
(b) Have a substantial effect on the potential use, extraction, or depletion of a natural resource?	___	X	X

Annual energy consumption by existing uses on the site is approximately 468,000 kWh of electricity and 9,374 therms of natural gas, equal to approximately 5.8 billion Btu at the source./17/

Removal of existing structures would require an unknown amount of energy. Fabrication and transportation of building materials, worker transportation, site development, and building construction would require about 42 billion Btu of gasoline, diesel fuel, natural gas, and electricity, equivalent to 7,500 barrels of oil./18/ Distributed over an estimated 50-year life of the project, this

would be about .84 billion Btu per year, or about 34 percent of the total net new annual energy requirements.

New buildings in San Francisco are required to conform to energy conservation standards specified by Title 24 of the California Code of Regulations. Documentation showing compliance with these standards is submitted with the application for the building permit and is enforced by the Bureau of Building Inspection.

Table 1, on page 19, shows the estimated (net new) operational energy that would be used by the project. Project demand for electricity during PG&E's peak electrical load periods, July and August afternoons, would be about 43 kW, a negligible fraction of PG&E's peak load of 17,600 MW./19/ Project demand for natural gas during PG&E's peak natural gas load periods, January Mornings, would be about 2,000 cubic feet per day (2.2 million Btu), or about .000058 percent of PG&E's peak sendout of about 3.4 billion cubic feet per day./20/ Annual and peak daily electricity and natural gas consumption are shown in Figures 4 and 5, pages 20 and 21.

Increased San Francisco energy demands to the year 2000 would be met by PG&E from nuclear sources, oil and gas facilities, hydroelectric and geothermal facilities, and other sources such as cogeneration, wind, and imports. PG&E plans to continue receiving most of its natural gas from Canada and Texas under long-term contracts.

Energy impacts require no further analysis and will not be discussed in the EIR.

12) Hazards - Could the project:	YES	NO	DISCUSSED
*(a) Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected?	___	X	X
*(b) Interfere with emergency response plans or emergency evacuation plans?	___	X	X
(c) Create a potentially substantial fire hazard?	___	X	X

Asbestos-containing materials may be found within the Cathedral House, which is proposed to be demolished as part of the project. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is delegated by the Environmental Protection Agency to enforce Federal regulations related to airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition. Notification includes the names and addresses of operations and persons responsible, including the contractor; description and location of the structure to be demolished including size, age and prior use, and the approximate amount of friable (easily crumbled or pulverized) asbestos; scheduled starting and completion dates of demolition; nature of planned demolition and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal

TABLE 1: ESTIMATED PROJECT ENERGY USE/a/

Daily Natural Gas Consumption/b/	
Estimated natural gas consumption per sq. ft.	89 Btu/c/
Estimated peak daily natural gas consumption	20 therms (2.2 million Btu)/d/
Monthly Electric Consumption/b/	
Estimated electrical consumption per sq. ft.	1.10 kWh (11,300 Btu)/d/
Estimated electrical consumption	10,000 kWh (103 million Btu)
Annual Consumption	
Estimated annual natural gas consumption	3,709 therms (410 million Btu)
Estimated annual electrical consumption	120,000 kWh (1.2 billion Btu)
Connected kilowatt load	49 Kilowatts
Estimated total annual energy consumption	1.6 billion Btu (276 barrels of oil)

/a/ Energy use includes space conditioning, service water heating and lighting. Estimates were based on existing energy use (PG&E bills from 11/90 to 10/91) and adjusted proportionately based on the combined net new square footage proposed in the Chapter House and under-stair spaces. The project would have to comply with the more stringent energy conservation requirements of Title 24; therefore these estimates are most likely high. Note: monthly and annual figures may not match due to rounding-off.

/b/ These calculations were completed by Jeff Wehling of Environmental Science Associates, Inc., and are available for review in the project case file at the Department of City Planning, 450 McAllister Street, San Francisco.

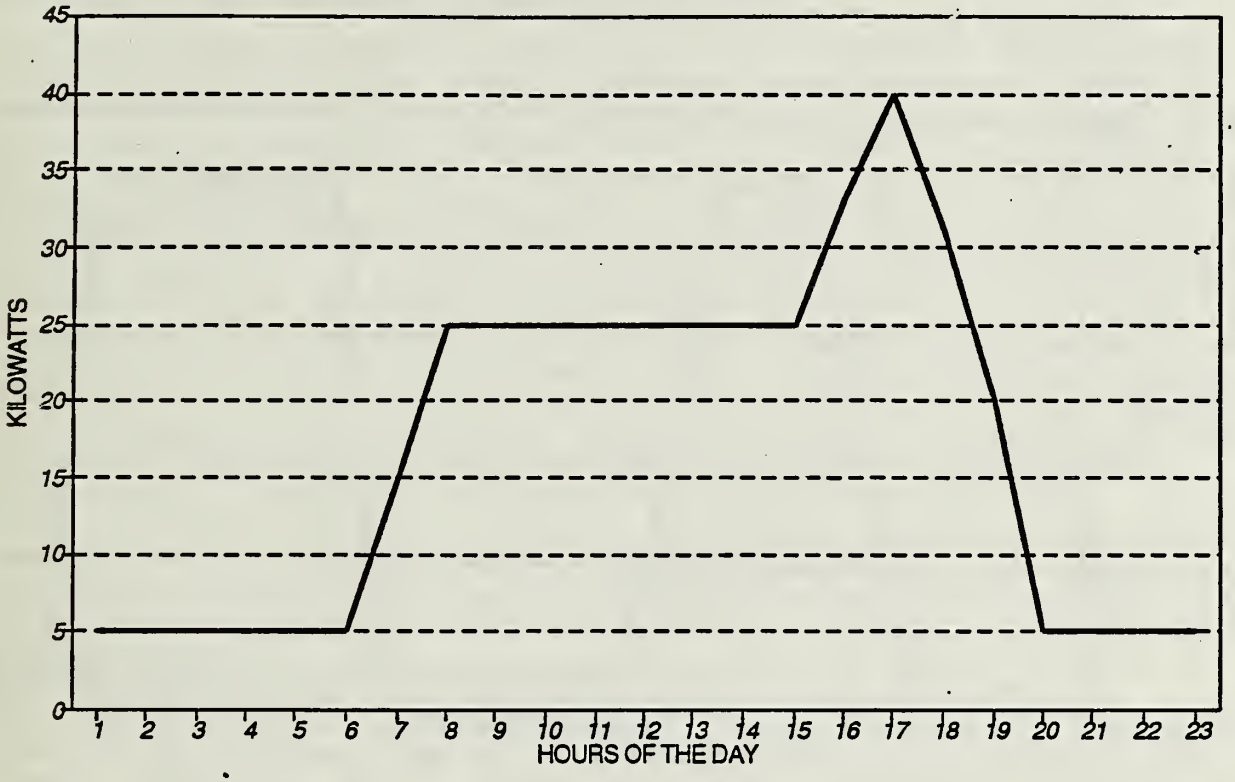
/c/ Btu (British thermal unit): a standard unit for measuring heat. Technically, a Btu is the quantity of heat required to raise the temperature of one pound of water one degree Farenheit (251.97 calories) at sea level.

/d/ Energy conversion factors:

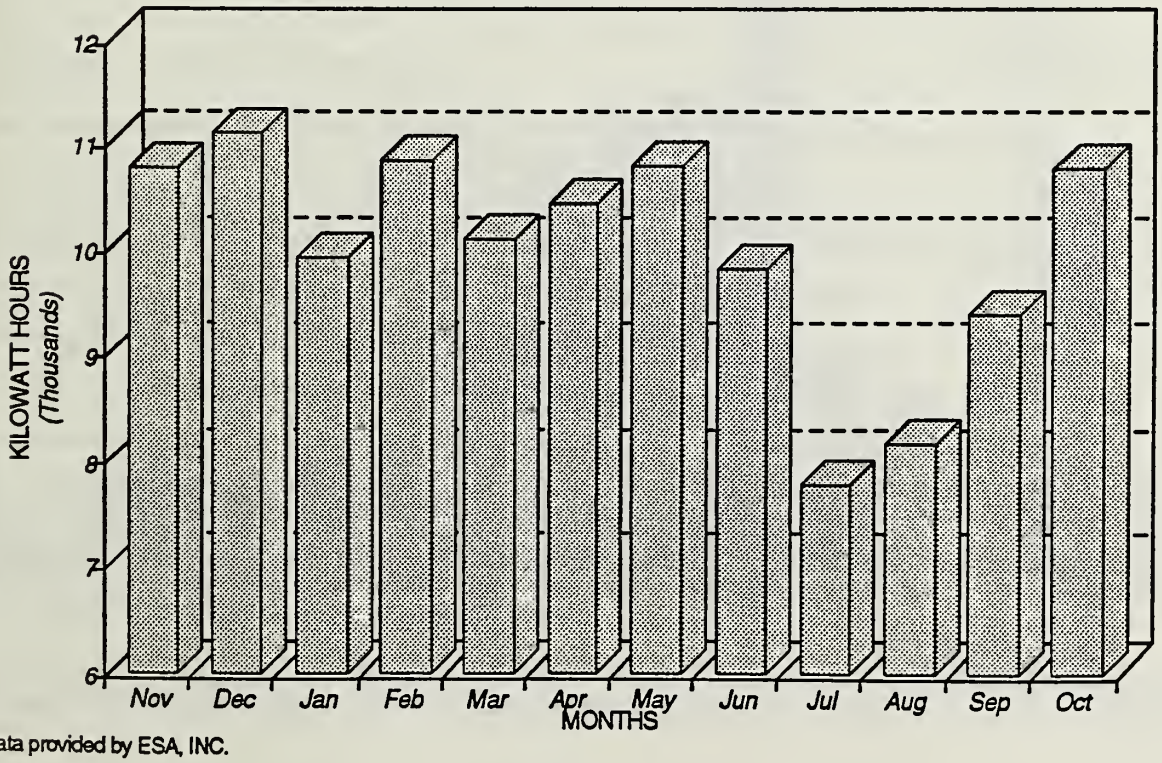
one gallon gasoline	=	140,000 Btu
one kilowatt hour(kwh)	=	10,239 Btu
one therm	=	110,000 Btu
one barrel of oil	=	5,800,000 Btu

(based on information supplied by Environmental Science Associates, Inc.)

ESTIMATED PEAK DAILY ELECTRICITY CONSUMPTION
GRACE CATHEDRAL EXPANSION

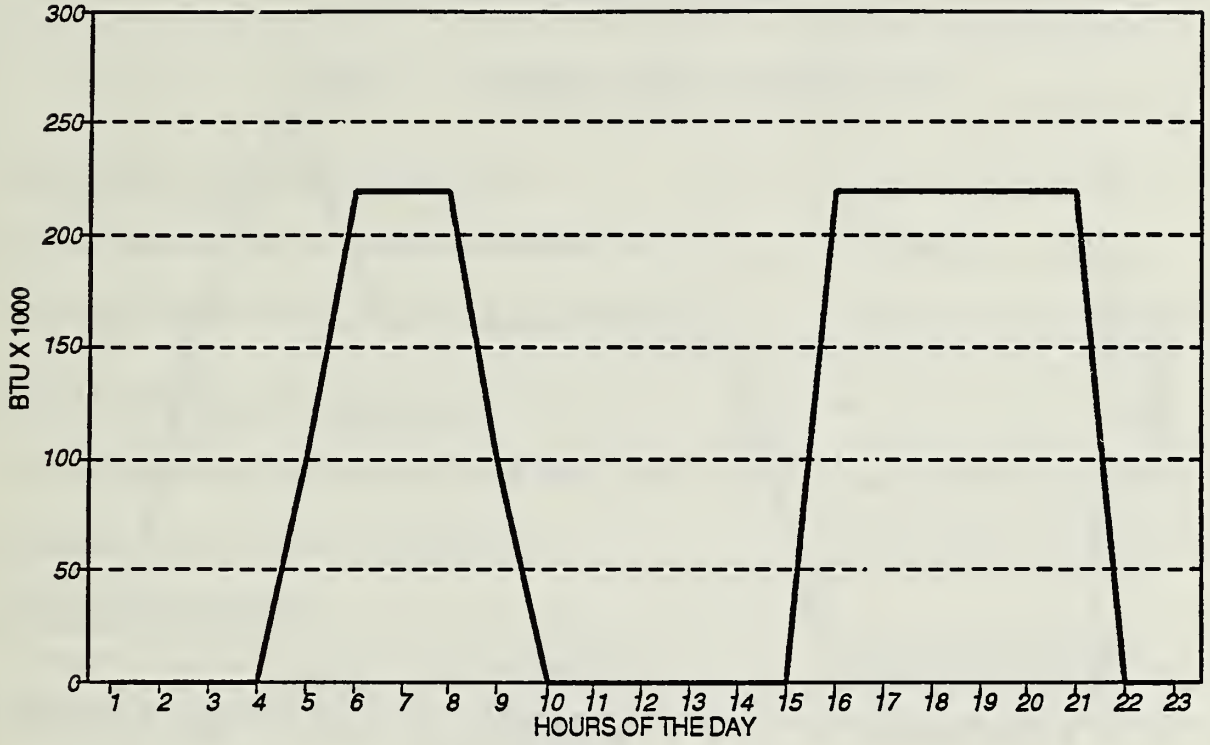


ESTIMATED ANNUAL ELECTRICITY CONSUMPTION
GRACE CATHEDRAL EXPANSION

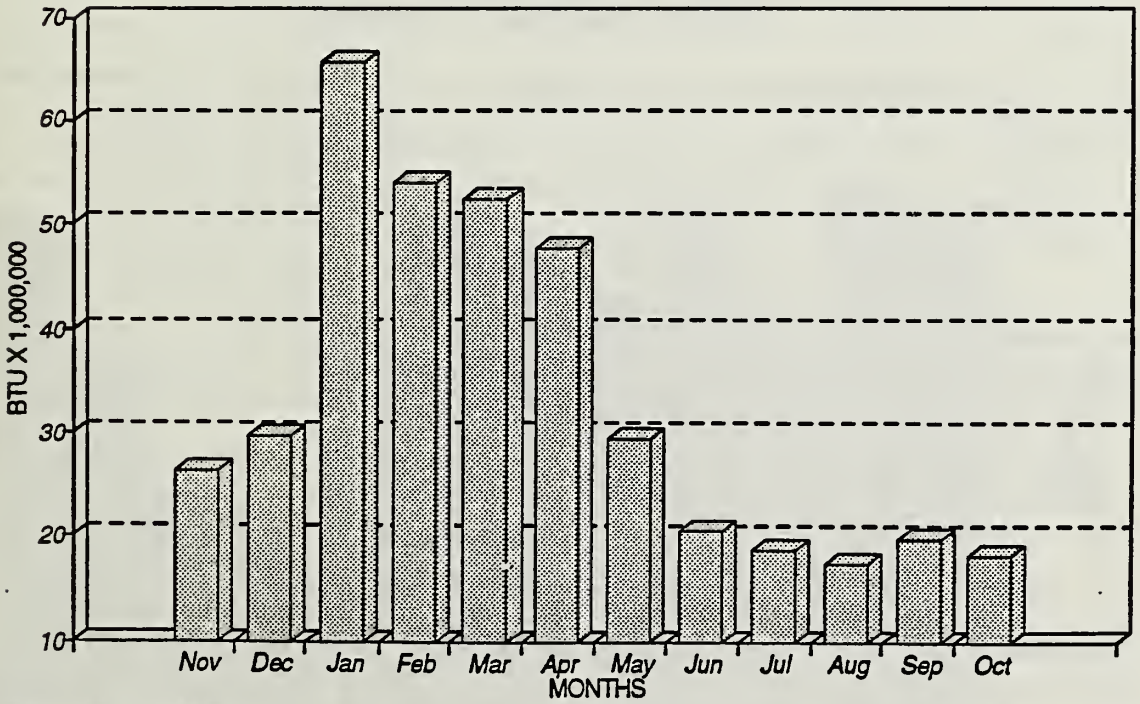


Data provided by ESA, INC.

ESTIMATED PEAK DAILY NATURAL GAS CONSUMPTION
GRACE CATHEDRAL EXPANSION



ESTIMATED ANNUAL NATURAL GAS CONSUMPTION
GRACE CATHEDRAL EXPANSION



Data provided by ESA, INC.

operations. In addition, the District will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 29 CFR 1926.58 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where demolition is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. The project sponsor would have the contractor conform to State regulations for the removal of toxic materials in the existing structures. Pursuant to California law, the Bureau of Building Inspection (BBI) would not issue the required demolition permit until the applicant has complied with the notice requirements described above. The sponsor would also follow the above procedures regarding the demolition of any portion of the school required to accommodate the proposed additions. These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a level of insignificance.

San Francisco ensures fire safety primarily through provisions of the Building Code and the Fire Code. The project would conform to these provisions which require, among other things, development of both an exit drill plan and an emergency procedure manual for educational occupancies. The Cathedral School's existing plan would be amended to incorporate the school additions following their completion.

. Hazards and fire safety require no further analysis and will not be discussed in the EIR.

13) Cultural - Could the project:	YES	NO	DISCUSSED
*(a) Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study?	X	___	X
(b) Conflict with established recreational, educational, religious or scientific uses of the area?	___	X	___
(c) Conflict with the preservation of buildings subject to the provisions of Article 10 or Article 11 of the City Planning Code?	X	___	X

The proposed parking structure, which would also support foundations of the school additions and Chapter House, would require excavation to a depth of about 30 feet. Archival research will be conducted regarding the possibility for recovering artifacts of potential significance; the results of that research will be included in the EIR.

The proposed project would require the removal and relocation of portions of the Crocker Fence and demolition of the Cathedral House, as well as other changes

within the boundaries of the Cathedral Close. The Cathedral Close, including the Cathedral, Cathedral School, Diocesan House, and Crocker Fence, and excluding the Cathedral House and existing parking lot, is designated City Landmark No. 170 and is subject to the provisions of Article 10 of the Planning Code. While not part of the designated Landmark, the Cathedral House was rated "3" in the 1976 Department of City Planning Architectural Survey. Work proposed within the boundaries of the Cathedral Close (except demolition of the Cathedral House and removal of the existing parking lot), and in particular the removal/relocation of portions of the Crocker Fence, would require a Certificate of Appropriateness for proposed construction, alteration, removal, or demolition of a structure on a Landmark site.

In summary, the EIR will discuss the project's potential impacts on cultural resources, including archaeology, demolition of the Cathedral House, and proposed removal and relocation of parts of the Crocker Fence.

NOTES

/1/ The precise location, boundaries, and features/characteristics of the Cathedral Close are described in City Planning Case File No. 83.560L. In general, a "close" is defined as "an enclosed space around or at the side of a building; especially the neighborhood of a cathedral." (Cyrill Harris, ed., Illustrated Dictionary of Historic Architecture, Dover Publications, New York, 1983, p. 122. Originally published in 1977 by McGraw-Hill Book Company as Historic Architectural Sourcebook.)

/2/ Rev. Malcom H. Manson, Canon Headmaster of the Cathedral School for Boys, letter, September 25, 1991.

/3/ These occupancy estimates have been rounded-off and are derived from data provided by Sarah M. Rockwell, letter, November 5, 1991.

/4/ Rev. Canon Marc DuPlan Lee, Chancellor, Grace Cathedral, in a phone conversation on August 14, 1991, as well as subsequent information provided by Sarah M. Rockwell, letter, November 5, 1991.

/5/ Dames & Moore, Foundation Investigation, Proposed Addition to Grace Cathedral, California and Taylor Streets, San Francisco, California, p.6. A copy of this report is available for review in the project's case file at the Department of City Planning, 450 McAllister Street.

/6/ Bolt, Beranek and Newman, December 13, 1971, Noise from Construction Equipment and Home Appliances, Environmental Protection Agency.)

/7/ Equivalent mean wind speed incorporates the effects of gustiness or turbulence on pedestrians and is defined as the mean wind multiplied by the quantity (one plus three times the turbulence intensity) divided by 1.45.

/8/ An evaluation of potential wind effects was completed by Environmental Science Associates, Inc. (Judy Kavanaugh and Chuck Bennett letter, October 18, 1991). Sections of the preceding two paragraphs, and the paragraphs which follow summarize this letter, which is available for review in the project case file at the Department of City Planning, 450 McAllister Street, San Francisco.

/9/ This information is from Nishita and Carter, Inc., Site Reconnaissance and Landscape Plan, March 1, 1991, provided by the project architect, William Turnbull Associates. A copy of these drawings are available for review in the project case file at the Department of City Planning, 450 McAllister Street, San Francisco.

/10/ San Francisco Datum establishes the City's "0" point for surveying purposes at approximately 8.6 feet above mean sea level.

/11/ Harding Lawson Associates, San Francisco, Phase I Report, Geotechnical Investigation, Conceptual Plan, Grace Cathedral prepared for Grace Cathedral, October 1986, p. 4. A copy of this report is available in the project case file at the Department of City Planning, 450 McAllister St.

/12/ Ibid. p. 5.

/13/ Paul Lobush, William Turnbull Associates, letter, August, 14, 1991.

/14/ Dames and Moore, pp. 6-8.

/15/ URS/John A. Blume and Associates, "San Francisco Seismic Safety Investigation," 1974. Groundshaking intensities that would result from a major earthquake were projected and classified on a five-point scale ranging from E (Weak) through A (Very Violent).

/16/ Harding Lawson Associates, p. 7.

/17/ Existing energy use is based on PG&E customer bills for the Cathedral and School during 1989. Calculations and analysis for this section were completed by Environmental Science Associates, Inc. Letters on this subject, dated November 12, 1991; December 16, 1991; and December 23, 1991, Jeff Wehling, to Hillary Gitelman, are available for review in the project case file, at the Department of City Planning, 450 McAllister Street, San Francisco.

The British thermal unit (Btu) is the quantity of heat required to raise the temperature of one pound of water one degree Fahrenheit at sea level. The term "at source" means that adjustments have been made in the calculation of the thermal energy equivalent (Btu) for losses in energy that occur during generation, transmission, and distribution of the various energy forms as specified in ERCDC, 1977 Energy Conservation Design Manual for New Non-Residential Buildings, Energy Conservation and Development Commission, Sacramento, California, and Apostolos, J.A., W.R. Shoemaker, and E.C. Shirley, 1978 Energy and Transportation System, California Department of Transportation, Sacramento, California, Project #20-7, Task 8.

/18/ B. Hannon, et al., 1978, "Energy and Labor in the Construction Sector," Science 202:837-47.

/19/ PG&E Company, 1989 Annual Report. (Cited by Environmental Science Associates in a letter dated December 23, 1991. This letter is available for review in the project case file at the Department of City Planning, 450 McAllister Street, San Francisco.)

/20/ Ibid.

C. OTHER

	YES	NO	DISCUSSED
Require approval and/or permits from City Departments other than Department of City Planning or Bureau of Building Inspection, or from Regional, State or Federal Agencies?	___	X	___

D. MITIGATION MEASURES

	YES	NO	N/A	DISCUSSED
1) Could the project have significant effects if mitigation measures are not included in the project?	X	__	___	X
2) Are all mitigation measures necessary to eliminate significant effects included in the project?	X	__	___	X

The following mitigation measure is related to a topic determined to require no further analysis in the EIR. The EIR will contain a mitigation chapter describing this measure and also including other measures which would be, or could be, adopted to reduce potential adverse effects of the project identified in the EIR. The project sponsor has agreed to implement the following:

Construction Air Quality:

The project sponsor would require the contractor(s) to sprinkle the site with water during demolition, excavation, and construction activities; sprinkle unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soils, sand or other such material; and sweep surrounding streets during demolition, excavation, and construction at least once per day to reduce particulate emissions. The project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

E. ALTERNATIVES

Alternatives to the proposed project include the following:

1. No project: the site would remain in its existing condition.

2. Retention of Site Structures:

2(a) Crocker Fence, Retention in Place

The Crocker Fence would remain at its current location. The staircase and parking structure would be redesigned to accommodate the Fence. Other elements of the project would remain as proposed.

2(b) Retention of Cathedral House and Crocker Fence

The Fence and the Cathedral House would remain at their current locations.

The parking structure, Chapter House, landscaped plaza, and school addition would be redesigned or remain as proposed.

These alternatives and their potential impacts will be discussed in the EIR.

F. MANDATORY FINDINGS OF SIGNIFICANCE	YES	NO	DISCUSSED
*1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history?	X		
*2) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?		X	
*3) Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.)		X	
*4) Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X	

G. ON THE BASIS OF THIS INITIAL STUDY

____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.

____ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers _____, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

__X__ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Barbara W. Sahm

BARBARA W. SAHM
Environmental Review Officer
for
DEAN L. MACRIS
Director of Planning

Date: 1/5/91

91.121E: GRACE CATHEDRAL EXPANSION
INITIAL STUDY DISTRIBUTION LIST

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